

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Warncliffe Road, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,780,000

&

\$1,900,000

### Median sale price

Median price \$2,430,000

Property Type House

Suburb Ivanhoe East

Period - From 01/01/2024

to

31/12/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	183 The Boulevard IVANHOE EAST 3079	\$1,800,000	18/02/2025
2	160 The Boulevard IVANHOE EAST 3079	\$1,853,000	31/08/2024
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/02/2025 11:43



**Property Type:**  
**Land Size:** 838 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,780,000 - \$1,900,000  
**Median House Price**  
Year ending December 2024: \$2,430,000

## Comparable Properties



**183 The Boulevard IVANHOE EAST 3079 (REI)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2025  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



**160 The Boulevard IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**



**Price:** \$1,853,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.